

August 24, 2010

**MINUTES OF THE CITY COUNCIL WORK SESSION HELD AUGUST 24, 2010**

A Work Session of the City Council of the City of Hopewell, Virginia, was held Tuesday, August 24, 2010 at 6:30 p.m. in the City Council Chambers, Municipal Building, 300 North Main Street, Hopewell, Virginia.

PRESENT:                   Christina J. Luman-Bailey, Mayor  
                                  K. Wayne Walton, Vice Mayor  
                                  Michael C. Bujakowski, Councilor  
                                  Brenda S. Pelham, Councilor  
                                  Jackie M. Shornak, Councilor

                                  Edwin C. Daley, City Manager  
                                  Thomas E. Lacheney, City Attorney  
                                  Ann Romano, City Clerk

ABSENT:                   Curtis W. Harris, Councilor (out of town)  
                                  Gerald S. Stokes, Councilor (recovering from surgery)

Mayor Luman-Bailey opened the work session at 6:30 p.m. Roll call was taken as follows:

Mayor Luman-Bailey	-	yes
Vice Mayor Walton	-	yes
Councilor Harris	-	ABSENT (out of town)
Councilor Bujakowski	-	yes
Councilor Stokes	-	ABSENT (recovering from surgery)
Councilor Pelham	-	yes
Councilor Shornak	-	yes

1.     **CLOSED SESSION**

**Motion** was made by Councilor Bujakowski, and seconded by Councilor Pelham, to convene into Closed Session to discuss a matter involving the Marina PPEA, in accordance with Virginia Code Section 2.2-3711(A)(3), and to discuss litigation with the Beacon Theatre, in accordance with Virginia Code Section 2.2-3711(A)(7). Roll call was taken as follows:

Mr. Bujakowski	-	yes
Mr. Walton	-	yes
Ms. Pelham	-	yes
Mr. Shornak	-	yes
Mrs. Luman-Bailey	-	yes

**RECONVENE**

At 7:50 PM Council convened into Open Session. Councilors responded to the question: "Were the only matters discussed in the Closed Meeting public business matters lawfully exempted from open meeting requirements; and public business matters identified in the motion to convene into Closed Session?" Upon the roll call, the vote resulted:

Mr. Bujakowski	-	yes
Mr. Walton	-	yes

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Ms. Pelham	-	yes
Mr. Shornak	-	yes
Mrs. Luman-Bailey	-	yes

2. **HRHA – Mr. Steven Benham, Executive Director** - Mr. Benham presented an overview of the Hopewell Redevelopment Housing Authority. This seven-member board was created in 1939. It is tax-exempt, semi-autonomous board appointed by Hopewell City Council, each member serving a four-year term. The first housing development in Hopewell was Davisville, built in 1941. The mission of the HRHA, adopted in May 2010, is to promote adequate, safe, and affordable housing; to enhance residents' quality of life, promoting economic opportunity and a suitable living environment free from discrimination. Its goals are to improve the appearance of public housing communities; expand housing opportunities via the Housing Choice Voucher Program (HCVP) with additional vouchers and homeownership program (one of the new programs will be to make vouchers available to the American veteran population); redevelop aging public housing communities; actively seek additional funding from federal, state and local sources; and increase staff performance and capacity.

Mr. Benham briefly outlined the seven public housing communities and the number of tenants in each: Davisville/Bland Courts (Terminal Street)-120; Thomas Rolfe and Extension (South 6<sup>th</sup> Avenue)-136; Piper Square-104; Langston Park (Winston Churchill Drive)-30; and Kippax Place (downtown high rise)-100, for a total of 490.

The authority has created a new position of Grant Writer, which as yet is unfilled. There are 87 adults age 62 and above; 395 adults under age 62; and 422 children residing in public housing; the average annual income is \$8,988.00; and the average rent is \$184.00. Capital Fund Projects 2010-2014 – Rental Opportunities. 44% of housing in Hopewell is rental property. The HRHA provides 19%, which includes all of public housing. The HCVP (Housing Choice Voucher Program) provides 7% total rentals, and Section 8. The average rent for a one-bedroom-\$523.00; two-bedroom-\$630.00; three-bedroom-\$822.00; and four-bedroom-\$998.00. Individual properties must be inspected annually.

**DISCUSSION:** There are three non-resident site managers for the seven properties. There is an emergency contact phone number available around the clock. Mr. Benham meets with the Police Chief monthly. Kippax Place is a high rise facility for senior citizens and/or the disabled. Vouchers are dispersed on a Funding Threshold or a Number Threshold. The City cannot limit the number of vouchers given to the public by the HRHA. The waiting list is very long; therefore there is no need to solicit people from other areas. The list can last five or ten years. Some people are removed from the program for violations, and the rest must wait for funding. Other areas use their Housing Authority to secure bonds to provide low interest loans. The initial focus is that they are available to partner with the city for the future. Hopewell has not been active in HRHA bonds in many years, since the building of the Hopewell Community Center. The pace of redevelopment in Hopewell can manage with a partnership between the HRHA and the City, and many things can be done. In the event that the trailer park near the marina is determined to be unusable, the displaced residents would be offered public housing.

3. **Proposed Charter Change – Change Councilman or Councilmen to Councilperson – Councilor Pelham** – At a previous Council meeting there was discussion of holding a public hearing regarding a proposed Charter amendment to the Hopewell City Code, Chapter III. Elections, and Article II. City Council. In addition to those proposed amendments, Councilor Pelham requested consideration of changing “*councilman*” or “*councilmen*” to “*councilperson*” wherever it appears within the Code, and elsewhere.

**DISCUSSION:** The suggestion from the last meeting was to change the word “*ward*” to “*district*” within the Code. Although there is no financial cost, it could be labor intensive. This issue will come back to Council with a plan to make multiple changes at one time. No money is budgeted to change ward to district on city supplies, such as letterhead, business cards, etc.; the City Manager does not plan to make any new purchases as a result of the change. When a new Councilor takes office the changes will be reflected in supplies such as dais name tags,

lapel pins, etc., at that time. The City Attorney shared that it may not be necessary for the Code to be gender specific, and that a Charter Change may not be necessary.

4. **Deer Hunting – Urban Archery, Sec. 37-9 – City Manager and Police Chief** – 2010 – October to December; 2011 – September to March. The City Manager introduced the subject of deer hunting within the City of Hopewell. He met with the Department of Game and Inland Fisheries, but missed the April 1 deadline. Staff will prepare an ordinance for action in September, to be in compliance with the state. (Handout filed in the City Clerk's Office).

**DISCUSSION:** The state does not allow the city to require a proficiency test. The City cannot charge a fee in addition to that of the state. Some Councilors have received citizen concerns because Hopewell is a small city. When a deer is hit, it will probably continue to run. The hunter has no control over where the deer goes. Areas in the city should be identified where hunting would be allowed. Cobblestone residents have expressed that there is a deer problem in that housing development. There are several areas in the city where deer have been a problem. Cobblestone is not the only one. Residents have complained that the deer are eating plants and vegetation in residential areas. The City of Colonial Heights shares some of these same problems. There are about 30 cities that allow hunting. Some cities with large land mass can provide as much as five acres. Hopewell does not have that much land so it would require three-quarters (3/4) of an acre. In the absence of Chief Martin, Mr. Anderson of the Hopewell Police Department expressed that he is unaware of trapping deer. Dr. Daley spoke to the state about trapping and relocating deer. The cost is \$6,000 per animal to relocate; the city does not have funds for that purpose.

5. **Noise Ordinance Amendment – Police Chief** – City Attorney Lacheney prepared amendments to the Noise Ordinance, after conducting additional research on decibel meters. The city could purchase two or three meters, and qualify several police officers to use them. Meters will allow police officers to go up to the property line after a complaint is made. If the noise level proves to exceed the maximum allowable meter reading, the officer may then enter the property to issue the fine. Mr. Lacheney re-added the decibel section enforceable 24/7 anywhere in the City of Hopewell. It can be 11:00 PM–7:00 AM in the ordinance which strengthens the maximum ability to impose a fine. On the first offence the noise level is measured from the property line; no one is allowed on the property to measure decibels. Meters must be calibrated the same as radar. There was confusion in the ordinance about 11:00 PM or 10:00 PM; for consistency all references should be 11:00 PM. Language was added to Section 23-9 (d) to issue a permit. It will affect churches and other activity in the city at any time. On April 11, 2010 the Senate and House passed HB563 making legislation for equipment to measure the sound.

6. **Council Priorities – City Manager**

2010-2011		CITY COUNCIL PRIORITIES		August 24, 2010
Rank	Item	Coordinator	Schedule	
1.	Financial Plan	Daley/Hager	Preliminary Presentation 8/24/10	
2.	City/Schools Consolidation of Services Plan	Daley/Odom	Discussion 10/26/10 Joint Meeting	
3.	Wastewater Project	Haley	Under Contract	
4.	Waterfront Plan – Marina subject to PPEA (other elements -Copeland Site, City Park, Navigator's Den, Evergreen Motel, Trailer Park, Bluffs)	Altman	Preliminary Plan with Schedule 11/16/10	
5.	Colonial Corners/Rt. 36 Plan	Daley	Hire or contact Business Developer	
6.	Transit System Feasibility	Bragg/Turek	Proposal to use existing busses to connect to Petersburg – 9/28/10	
7.	Downtown Plan/Rt. 10 Gateway	Downtown Partnership	Recommended Improvements – 11/16/10	
8.	Improvements for Rt. 36/Oaklawn	Elliott/Butler	11/16/10	

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2010-2011		CITY COUNCIL PRIORITIES		August 24, 2010
Rank	Item	Coordinator	Schedule	
	15 <sup>th</sup> Avenue Commercial/Retail Area			
9.	Human Services Building	Elliott	Under Construction – move to Phase II	
10.	Code Enforcement/Building Inspector /Zoning	Daley/Tunstall /Altman	Move to Development (co-locate)	
11.	Vehicles in the yard	Altman	10/12/10	
12.	Vehicles on the Street	Martin	Community Police Officers	
13.	Community Policing	Martin	Continue Expansion	
14.	Outside Agency Reporting	Hager/Daley	Incorporated into new budget process	

**DISCUSSION:** If the School Board plans to commit its Stimulus money before the scheduled October Work Session, they should speak to Council prior to that time. Council would also like to discuss the Bus Fund during the Work Session with the School Board. The Auditors report should be ready at the end of November.

7. **City Financial Plan – City Manager and Finance Director** – Dr. Daley distributed the following: Self-Insurance Fund Projects; Economic Development Fund Projections; Recreation Fund Five-Year Projection; Marina Fund Five-Year Projects; General Fund Ten-Year Alternatives; and Capital Fund Five-Year Alternatives (filed in the City Clerk’s Office). The City Manager reviewed all of the material with Council.

### **ADJOURN**

At 9:31 PM motion was made by Vice Mayor Walton, seconded by Councilor Pelham, and passed unanimously, to adjourn the meeting.

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Christina J. Luman-Bailey, Mayor

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Ann M. Romano, City Clerk